

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2003-495229

07/03/2003 08:00A Fee:NC

Page 1 of 7

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code § 6103)

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MSC
	1		7						
					1			✓	Am
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

Project: Jurupa Avenue Extension

D - 15179



OFFER OF DEDICATION

On this 28th, day of MAY 2003, FRIENDS OF RIVERSIDE AIRPORT,
L.L.C., a California Limited Liability Company and RIVERSIDE GATEWAY PARTNERS, a
California General Partnership, do irrevocably offer for dedication to the CITY OF RIVERSIDE,
a municipal corporation of the State of California, its successors and assigns, pursuant to the
provisions of California Government Code Section §7050, for public street and highway
purposes, together with all rights to construct and maintain utilities, sanitary sewers, storm drains
and other improvements consistent with the use as a public street and highway, that real property
as described in EXHIBIT A attached hereto and incorporated herein by this reference, located
in the City of Riverside, County of Riverside, State of California.

Dated MAY 28, 2003

FRIENDS OF RIVERSIDE AIRPORT,
L.L.C., a California Limited Liability
Company

BY: [Signature]
Its: Manager

Dated MAY 28, 2003

RIVERSIDE GATEWAY PARTNERS, a
California General Partnership

BY: [Signature]
Its: General Partner

GENERAL ACKNOWLEDGEMENT

State of California

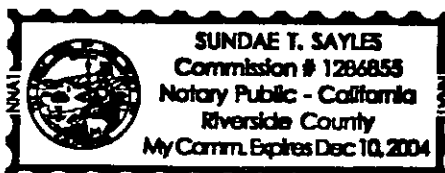
County of Riverside } ss

On May 28, 2003, before me Sundae T. Sayles
(date) (name)

a Notary Public in and for said State, personally appeared

Nenny Charles Cox II
Name(s) of Signer(s)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be
the person(s) whose name(s) (is)are subscribed to
the within instrument and acknowledged to me that
(he/she/they) executed the same in (his/her/their)
authorized capacity(ies), and that by (his/her/their)
signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted,
executed the instrument.



WITNESS my hand and official seal.

Sundae T. Sayles
Signature

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

() Attorney-in-fact

() Corporate Officer(s)

Title _____

Title _____

() Guardian/Conservator

() Individual(s)

() Trustee(s)

() Other

() Partner(s)

() General

() Limited

The party(ies) executing this
document is/are representing:



2003-435223
07/03/2003 08:00A
2 of 7

**CONSENT TO IRREVOCABLE OFFER OF DEDICATION
(Government Code Section §7050)**

The City of Riverside, a municipal corporation of the State of California, hereby consents through the undersigned officer to the herein above irrevocable offer of dedication, provided, however, this consent does not constitute acceptance of said offer of dedication at this time, but said City, through its City Council, reserves all rights to accept said offer at any time hereafter. This is to certify that the undersigned officer consents on behalf of the City Council of said City to recordation of this instrument pursuant to authority conferred by Resolution No. 18233 of said City Council adopted May 11, 1993.

Dated 6/18/03

CITY OF RIVERSIDE

Michael Gutierrez
INTERIM Real Property Services Manager
of the City of Riverside

**APPROVED AS TO FORM
CITY ATTORNEYS OFFICE**

BY

[Signature]
Deputy City Attorney



2003-495229
07/03/2003 08:00A
3 of 7

EXHIBIT "A"

JURUPA AVENUE EXTENSION
ROADWAY

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Section 36, Township 2 South, Range 6 West, of the Rancho La Sierra, as shown by map on file in Book 6, Page 70 of Maps, and those portions of the River Farm Tract, as shown by map on file in Book 7, Page 52 of Maps, the Mc Claskey Tract, as shown by map on file in Book 10, Pages 36 and 37 of Maps, and the Randolph Subdivision, as shown by map on file in Book 16, Page 39 of Maps, all records of said Riverside County, described as follows:

PARCEL 1

A strip of land 110.00 feet in width, the centerline of which is described as follows:

BEGINNING at the intersection of the centerline of Jurupa Avenue with the centerline of Van Buren Boulevard as shown by Parcel Map No. 28402, as shown by map on file in Book 188, Pages 82 and 83 of Parcel Maps, records of Riverside County, California;

THENCE South $80^{\circ}42'44''$ West, along the westerly prolongation of said centerline of Jurupa Avenue, a distance of 418.20 feet to the beginning of a tangent curve concaving northerly and having a radius of 2000.00 feet;

THENCE westerly to the right along said curve through a central angle of $10^{\circ}27'15''$ an arc length of 364.92 feet;

THENCE North $88^{\circ}50'02''$ West, a distance of 425.73 feet to the beginning of a tangent curve concaving southerly and having a radius of 2000.00 feet;

THENCE westerly to the left along said last mentioned curve through a central angle of $4^{\circ}53'16''$ an arc length of 170.61 feet to an intersection with the centerline of Bradford Street as shown by Tract No. 21138-1, as shown by map on file in Book 175, Pages 34 and 35 of Maps, records of Riverside County, California, and the END of this centerline description;

EXCEPTING THEREFROM that portion of said strip of land lying westerly of the easterly line of Parcel 1150-1D of Record of Survey on file in Book 60, Pages 11 through 14 of Record of Surveys, records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of strip of land lying easterly of a line that is parallel with and distant 100.00 feet southwesterly, as measured at right angles, from the centerline of Van Buren Boulevard and its northwesterly prolongation as shown by said Parcel Map No. 28402;

2003-495229
67/03/2003 08:00A
4 of 7



ALSO EXCEPTING THEREFROM that portion described in deed to the City of Riverside by document recorded March 13, 1970, as Instrument No. 24041 of Official Records of said Riverside County.

PARCEL 2

A strip of land 134.00 feet in width, the lying 79.00 feet northerly and 55.00 feet southerly of the following described line:

BEGINNING at the intersection of the centerline of Jurupa Avenue with the centerline of Van Buren Boulevard as shown by Parcel Map No. 28402, as shown by map on file in Book 188, Pages 82 and 83 of Parcel Maps, records of Riverside County, California;

THENCE South 80°42'44" West, along the westerly prolongation of said centerline of Jurupa Avenue, a distance of 418.20 feet to the beginning of a tangent curve concaving northerly and having a radius of 2000.00 feet;

THENCE westerly to the right along said curve through a central angle of 10°27'15" an arc length of 364.92 feet;


THENCE North 88°50'02" West, a distance of 425.73 feet to the beginning of a tangent curve concaving southerly and having a radius of 2000.00 feet;

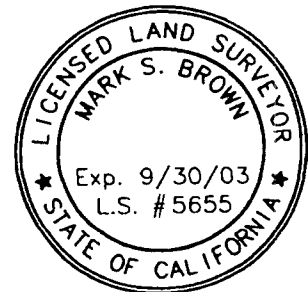
THENCE westerly to the left along said last mentioned curve through a central angle of 4°53'16" an arc length of 170.61 feet to an intersection with the centerline of Bradford Street as shown by Tract No. 21138-1, as shown by map on file in Book 175, Pages 34 and 35 of Maps, records of Riverside County, California, and the END of this line description;

EXCEPTING THEREFROM that portion of said strip of land lying easterly of the easterly line of Parcel 1150-1D of Record of Survey on file in Book 60, Pages 11 through 14 of Record of Surveys, records of Riverside County, California;

ALSO EXCEPTING THEREFROM that portion of strip of land lying westerly of the easterly line of Lot "G" of said Tract No. 21138-1.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

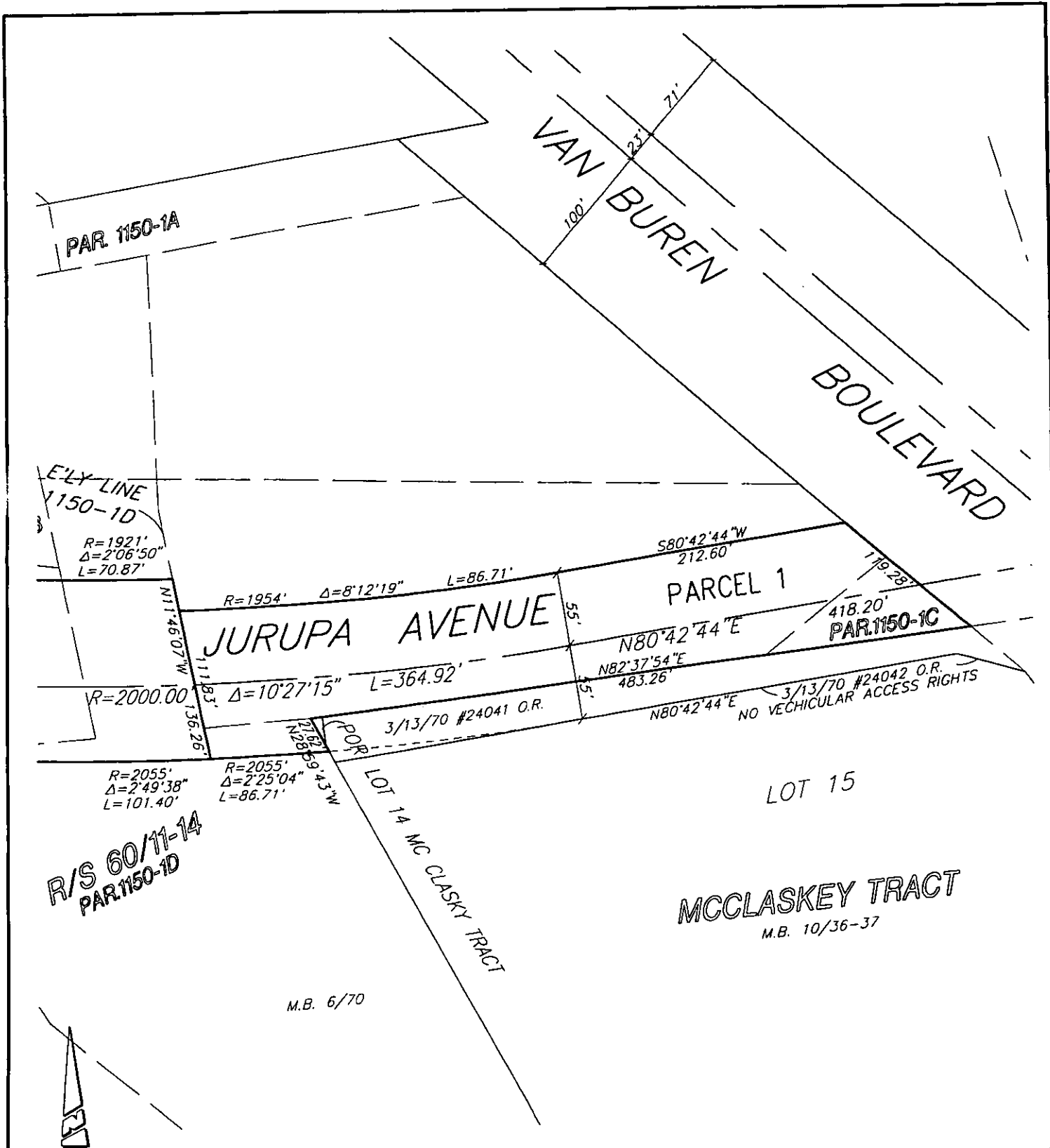
 5/28/03 Prep. _____
Mark S. Brown, L.S. 5655 Date
License Expires 9/30/03



2003-495229
07/03/2003 08:00A
5 of 7



2003-495229
07/03/2003 08:00A
6 of 7



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 2

SCALE: N.T.S.

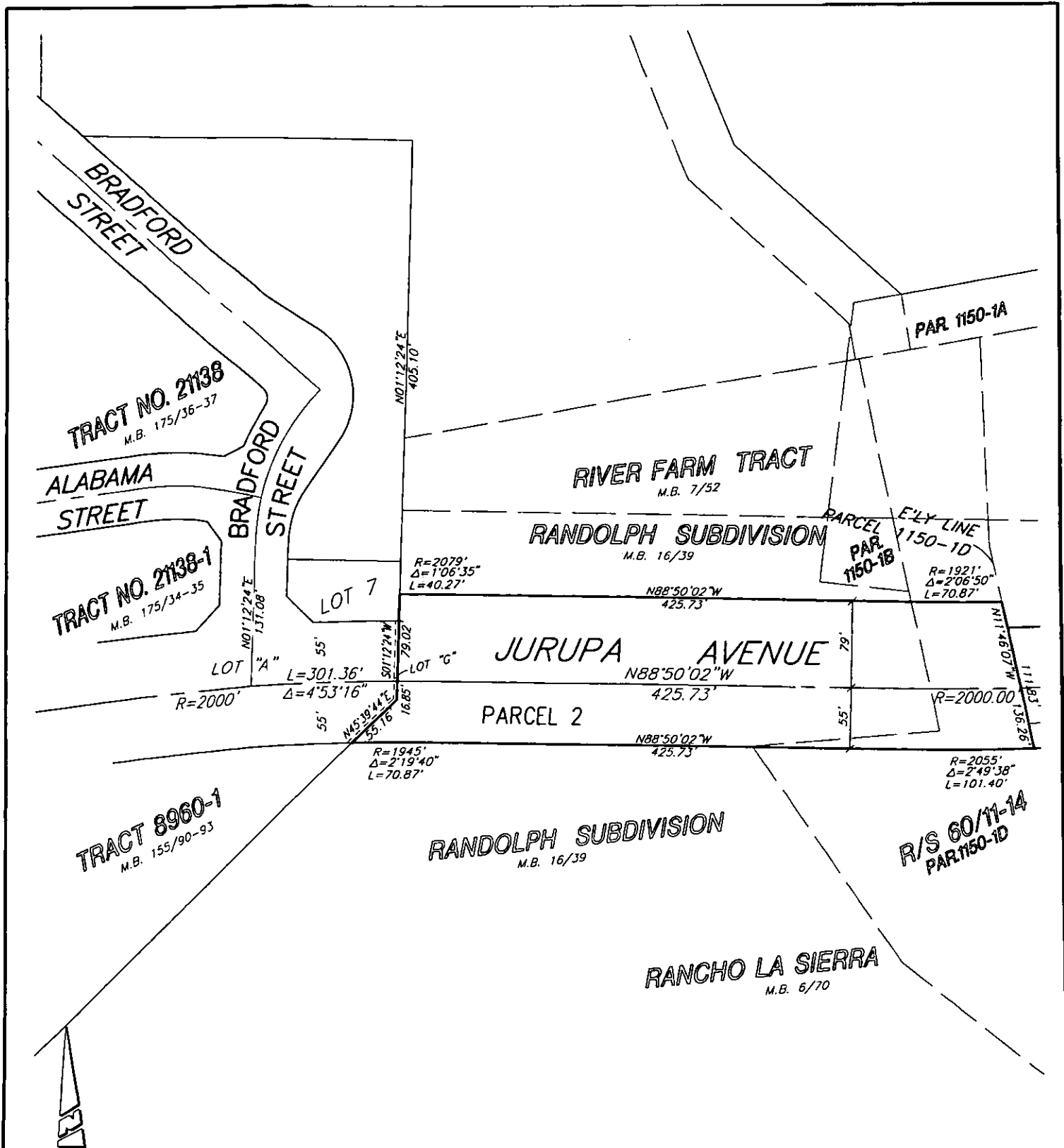
DRAWN BY: Kgs DATE: 5/19/03

SUBJECT: JURUPA AVENUE EXTENSION

15179



2003-495229
87/83/2003 08:00A
7 of 7



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 2 OF 2

35-7

SCALE: N.T.S.

DRAWN BY: Kgs DATE: 5/19/03

SUBJECT: JURUPA AVENUE EXTENSION